

S-11-2015

JG Subdivision – Amending lot 31A West Valley Truck Center Lots 16, 17 and 31 Amended.
2400 South 5600 West
M Zone

BACKGROUND

Fred Cox, representing the land owner is requesting a plat amendment for lot 31A of the West Valley Truck Center Subdivision. This subdivision was reviewed and approved by the Planning Commission on June 24, 2015.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes within the subdivision.

The Planning Commission may recall that a few weeks ago, an amendment to lots 16, 17 and 31 of the original subdivision was reviewed and approved. That particular plat was submitted as a result of the extension of 2400 South out to 5600 West. The extension of that road eliminated the existing cul-de-sac and defined what is known today as lot 31A.

The proposed subdivision will take the existing lot and divide it into three unique lots. All lots are over 1 acre in size and meet development requirements of the M zone. Access will be gained from 2400 South and from 2455 South. Although three lots are being proposed, it is anticipated that one large development will occur. Should that be the case, the property owner would need to provide documents related to cross access and parking easements. While each lot has frontage on a dedicated right-of-way, staff would also recommend that drainage easements be provided as well.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Fred Cox
4466 Early Duke Street

Discussion: Steve Lehman presented the application. Fred Cox, the applicant, stated that there are a total of three lots proposed with each lot being over an acre in size. He indicated that the northwest corner was specifically requested to be 1.5 acres. Mr. Cox stated that the three lots will likely share access agreements, parking agreements, and storm drain connections. He indicated that due to the location of the northwest corner in relation to the intersection of 2400 S and 5600 W, there will likely be no direct access onto this parcel. He stated that the overall layout can be easily designed to coordinate with one another. Mr. Cox indicated that this property is not part of a CCR as other properties in the area are. He stated that the southwest corner lot will likely be a good location for retail since it faces 5600 W and can even be used to access the other two properties. He indicated that a drive aisle will likely be added between 2 of the parcels to reach the rear one.

Motion: Commissioner Woodruff moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-11-2015- Approved